

Fill in this information to identify the case:

Debtor 1 Christian Robertson Olson

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Illinois

Case number 20-13966

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,  
Name of creditor: as Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 5-1

Last 4 digits of any number you use to  
identify the debtor's account:

0 9 8 0**Date of payment change:**

Must be at least 21 days after date  
of this notice 02/01/2022

**New total payment:**Principal, interest, and escrow, if any \$ 1,802.64**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 749.08New escrow payment: \$ 822.10**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1	Christian Robertson Olson		
	First Name	Middle Name	Last Name

Case number (if known) 20-13966

## Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**x** /s/ Molly Slutsky Simons

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Signature

Date 12/16/2021

Print: Molly Slutsky Simons

First Name	Middle Name	Last Name
Molly	Slutsky	Simons

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address	394 Wards Corner Road, Suite 180		
	Number	Street	
	Loveland	OH	45140
	City	State	ZIP Code

Contact phone 513-444-4100

Email [bankruptcy@sottileandbarile.com](mailto:bankruptcy@sottileandbarile.com)

(800) 603-0836  
 Para Español, Ext. 2660, 2643 o 2772  
 8:00 a.m. - 5:00 p.m. Pacific Time  
 Main Office NMLS #5985  
 Branch Office NMLS #9785

THOMAS B FEDDOR  
 600 S DEARBORN ST APT 1916  
 CHICAGO IL 60605

Analysis Date: December 13, 2021

Final

Property Address: 600 SOUTH DEARBORN STREET UNIT 1916 CHICAGO, IL 60605

Loan: XXXXXXXXXX

**Annual Escrow Account Disclosure Statement**  
**Account History**

This is a statement of actual activity in your escrow account from Aug 2020 to Jan 2022. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

<b>Payment Information</b>	<b>Current:</b>	<b>Effective Feb 01, 2022:</b>
Principal & Interest Pmt:	980.54	980.54
Escrow Payment:	749.08	822.10
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,729.62	\$1,802.64

<b>Escrow Balance Calculation</b>	
Due Date:	Sep 01, 2021
Escrow Balance:	(3,222.66)
Anticipated Pmts to Escrow:	3,745.40
Anticipated Pmts from Escrow (-):	423.82
Anticipated Escrow Balance:	\$98.92

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,066.36	(16,637.14)
Aug 2020	749.08	490.68	215.92	215.92	* Forced Place Insur	1,599.52	(16,362.38)
Sep 2020	749.08	490.68	215.92	215.70	* Forced Place Insur	2,132.68	(16,087.40)
Oct 2020	749.08	981.36	215.92	215.49	* Forced Place Insur	2,665.84	(15,321.53)
Nov 2020	749.08		215.92	215.05	* Forced Place Insur	3,199.00	(15,536.58)
Dec 2020	749.08	490.68	215.92	215.05	* Forced Place Insur	3,732.16	(15,260.95)
Jan 2021	749.08	490.68	215.92	214.83	* Forced Place Insur	4,265.32	(14,985.10)
Feb 2021	749.08	490.68	215.92	214.61	* Forced Place Insur	4,798.48	(14,709.03)
Feb 2021				3,522.03	* County Tax	4,798.48	(18,231.06)
Mar 2021	749.08	490.68	3,462.25		* County Tax	2,085.31	(17,740.38)
Mar 2021			215.92	214.39	* Forced Place Insur	1,869.39	(17,954.77)
Mar 2021		132.24			* Escrow Only Payment	1,869.39	(17,822.53)
Apr 2021	749.08		215.92	214.16	* Forced Place Insur	2,402.55	(18,036.69)
Apr 2021		931.92			* Escrow Only Payment	2,402.55	(17,104.77)
May 2021	749.08	490.68	215.92	214.16	* Forced Place Insur	2,935.71	(16,828.25)
May 2021		931.92			* Escrow Only Payment	2,935.71	(15,896.33)
Jun 2021	749.08	490.68	2,935.71		* County Tax	749.08	(15,405.65)
Jun 2021			215.92	213.94	* Forced Place Insur	533.16	(15,619.59)
Jun 2021		931.92			* Escrow Only Payment	533.16	(14,687.67)
Jul 2021	749.08	490.68	215.92	213.72	* Forced Place Insur	1,066.32	(14,410.71)
Aug 2021		490.68			*	1,066.32	(13,920.03)
Aug 2021		490.68			*	1,066.32	(13,429.35)

Case 20-13966 Doc		Filed 12/16/21 Entered 12/16/21 09:20:11		Desc Main	
Aug 2021		213.49	* Forced Place Insur	1,066.32	(13,642.84)
Sep 2021	490.68		*	1,066.32	(13,152.16)
Sep 2021		213.04	* Forced Place Insur	1,066.32	(13,365.20)
Sep 2021		3,008.56	* County Tax	1,066.32	(16,373.76)
Oct 2021	490.68		*	1,066.32	(15,883.08)
Oct 2021	490.68		*	1,066.32	(15,392.40)
Oct 2021		212.82	* Forced Place Insur	1,066.32	(15,605.22)
Nov 2021	523.52		*	1,066.32	(15,081.70)
Nov 2021	523.52		*	1,066.32	(14,558.18)
Nov 2021		212.37	* Forced Place Insur	1,066.32	(14,770.55)
Dec 2021	(523.52)		*	1,066.32	(15,294.07)
Dec 2021	11,534.24		* Escrow Only Payment	1,066.32	(3,759.83)
Dec 2021	749.08		*	1,066.32	(3,010.75)
Dec 2021		211.91	* Forced Place Insur	1,066.32	(3,222.66)
			Anticipated Transactions	1,066.32	(3,222.66)
Dec 2021	2,996.32	211.91	Forced Place Insur		(438.25)
Jan 2022	749.08	211.91	Forced Place Insur		98.92
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	\$8,988.96	\$27,331.12	\$8,989.00	\$10,595.06	

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 8,989.00. Under Federal law, your lowest monthly balance should not have exceeded 1,498.17 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	98.92	3,265.27
Feb 2022	756.13	211.91	Forced Place Insur	643.14	3,809.49
Mar 2022	756.13	3,522.03	County Tax	(2,122.76)	1,043.59
Mar 2022		211.91	Forced Place Insur	(2,334.67)	831.68
Apr 2022	756.13	211.91	Forced Place Insur	(1,790.45)	1,375.90
May 2022	756.13	211.91	Forced Place Insur	(1,246.23)	1,920.12
Jun 2022	756.13	211.91	Forced Place Insur	(702.01)	2,464.34
Jul 2022	756.13	211.91	Forced Place Insur	(157.79)	3,008.56
Aug 2022	756.13	3,008.56	County Tax	(2,410.22)	756.13
Aug 2022		211.91	Forced Place Insur	(2,622.13)	544.22
Sep 2022	756.13	211.91	Forced Place Insur	(2,077.91)	1,088.44
Oct 2022	756.13	211.91	Forced Place Insur	(1,533.69)	1,632.66
Nov 2022	756.13	211.91	Forced Place Insur	(989.47)	2,176.88
Dec 2022	756.13	211.91	Forced Place Insur	(445.25)	2,721.10
Jan 2023	756.13	211.91	Forced Place Insur	98.97	3,265.32
	<u>\$9,073.56</u>	<u>\$9,073.51</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 544.22. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 1,512.25 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 98.92. Your starting balance (escrow balance required) according to this analysis should be \$3,265.27. This means you have a shortage of 3,166.35. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 48 months.

We anticipate the total of your coming year bills to be 9,073.51. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	756.13
Surplus Amount:	0.00
Shortage Amount:	65.97
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$822.10</u>

**Paying the shortage:** If your shortage is paid in full, your new monthly payment will be \$1,736.67 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

In Re: Case No. 20-13966  
Christian Robertson Olson Chapter 13  
Debtor. Hon. Judge Deborah L. Thorne

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**CERTIFICATE OF SERVICE**

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The undersigned, an attorney, hereby certifies that I have served a copy of this Notice of Mortgage Payment Change upon the above-named parties by electronic filing or, as noted below, by placing same in a properly addressed and sealed envelope, postage prepaid, and depositing it in the United States Mail at 394 Wards Corner Rd., Suite 180, Loveland, OH 45140 on December 16, 2021, before the hour of 5:00 p.m.

Jonathan D Parker, Debtor's Counsel  
ndil@geracilaw.com

Dale A Riley, Debtor's Counsel  
ndil@geracilaw.com

Marilyn O Marshall, Chapter 13 Trustee  
courtdocs@chi13.com

Patrick S Layng, U.S. Trustee  
ustpreion11.es.ecf@usdoj.gov

Christian Robertson Olson, Debtor  
600 S. Dearborn  
APT# 1916  
Chicago, IL 60605

Dated: December 16, 2021

Respectfully Submitted,

/s/ Molly Slutsky Simons

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